

Canning Mews
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BURNS
AND PARTNERS

RETAIL

CHARTERED SURVEYORS | DEVELOPMENT CONSULTANTS

TO LET

PRIME RETAIL PREMISES

251 BROOK STREET, BROUGHTY FERRY,
DD5 2AG



Net Internal Area 759 sq m (8,166 sq ft)

LOCATION

Broughty Ferry is a popular suburb of Dundee lying approximately 4 miles to the east of the City Centre. Referred to as “the Brighton of Scotland” or “the jewel of Dundee’s crown”, the town flourished with the introduction of the railways and Dundee’s Jute Industry. Many wealthy barons lived in the seaside suburb coupled with day trippers to the seafront esplanade. Today the town has a resident population of 13,000 and attracts both tourist and business visitors.

Brook Street is the main retailing thoroughfare and the former Woolworths store typically formed the heart or centre of retail parade. Lying on the north side of Brook Street surrounding occupiers include Boots, Superdrug, Mackays, Greggs and Cafe Nero. Broughty Ferry Railway Station is also situated immediately to the rear of the subjects.

DESCRIPTION

The subjects are planned over ground, first and second floors with a basement area accommodating the boiler room. Situated to the rear is an enclosed area suitable for external storage or possible future expansion. A private/shared car park to the side allows staff parking and basic loading facilities.

ACCOMMODATION

The property has the following Net Internal Areas and dimensions:

Gross Frontage:	13.26 m	43 ft 6
Net Frontage:	12.47 m	40 ft 11
Ground Floor Area:	367.23 sq m	3,953 sq ft
First Floor:	324.69 sq m	3,495 sq ft
Second Floor:	66.70 sq m	718 sq ft
TOTAL:	758.62sq m	8,166 sq ft

TERMS

Rental offers in excess of **£67,000 per annum** are sought.

RATES

We understand the property is entered in the Valuation Roll with a Rateable Value of :- £55,200.

LEGAL COSTS

Each party will be responsible for their own legal costs. Any ingoing tenant will be responsible for any Stamp Duty Land Tax, Registration dues and VAT thereon.

FURTHER INFORMATION

For further information and viewing arrangements please contact:

Chris Paterson or Keith Burns (cp@bap.co.uk or kb@bap.co.uk)

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